

026.A

0006

0017.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

782,400 / 782,400

USE VALUE:

782,400 / 782,400

ASSESSED:

782,400 / 782,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		MARATHON ST, ARLINGTON

OWNERSHIP

Owner 1:	DIMITRI CHRISTOPHER &	Unit #:	2
Owner 2:	VANFOSSEN AMY		
Owner 3:			

Street 1: 85 MARATHON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: NOY AVRAHAM D -

Owner 2: -

Street 1: 85 MARATHON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1998, having primarily Clapboard Exterior and 2186 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7426																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	782,400			782,400			
Total Card		0.000	782,400			782,400	Entered Lot Size		
Total Parcel		0.000	782,400			782,400	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	357.91	/Parcel: 357.9	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	768,600	0	.	.	768,600	768,600 Year End Roll
2019	102	FV	756,600	0	.	.	756,600	756,600 Year End Roll
2018	102	FV	688,900	0	.	.	688,900	688,900 Year End Roll
2017	102	FV	618,400	0	.	.	618,400	618,400 Year End Roll
2016	102	FV	453,500	0	.	.	453,500	453,500 Year End
2015	102	FV	437,800	0	.	.	437,800	437,800 Year End Roll
2014	102	FV	416,800	0	.	.	416,800	416,800 Year End Roll
2013	102	FV	416,800	0	.	.	416,800	416,800

SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
NOY AVRAHAM D,	65530-260		6/12/2015		655,000	No	No			
MORONG ROBERT S	56791-468		4/28/2011		448,500	No	No			
LOMBARDI ABBEY	37361-131		12/13/2002		406,000	No	No			
HENDERSON ABBEY	30670-335		9/17/1999	Family	1	No	No			
NORTH SHORE CON	28378-476		3/31/1998		270,660	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2018	438	Inter Fi	7,000	C				

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
3/9/2016	Sales Review	PT	Paul T
5/6/2000	Inspected	197	PATRIOT
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	8 - Condo TnHs.			Full Bath:	2	Rating:	Very Good	CONDO CONVERSION 3/98, Building Number 1 PDAS JACUZZI TUB MASTER.											
Sty Ht:	2 - 2 Story			A Bath:		Rating:													
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:													
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good												
Prime Wall:	2 - Clapboard			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good												
Color:	GREY			A Kits:		Rating:													
View / Desir:	N - NONE			Fpl:	1	Rating:	Average												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	B- - Good (-)			CONDOS INFORMATION															
Year Blt:	1998	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdict:		Fact: .		Floor:	1 - 1st Floor														
Const Mod:				% Own:	50.000000000														
Lump Sum Adj:				Name:	175 - 7135														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	GD - Good	10.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	6	3							
Sec Int Wall:		%		Economic:			%	Additions:											
Partition:	T - Typical			Special:			%	Kitchen:											
Prim Floors:	3 - Hardwood			Override:			%	Baths:											
Sec Floors:		%		Total:	10.1	%		Plumbing:											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	245.00			Heating:											
Bsmnt Gar:	1			Size Adj.:	0.77447391			General:											
Electric:	3 - Typical			Const Adj.:	0.99989998														
Insulation:	2 - Typical			Adj \$ / SQ:	189.727														
Int vs Ext:	S			Other Features:	64765														
Heat Fuel:	2 - Gas			Grade Factor:	1.21														
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.50000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	%		LUC Factor:	1.00														
Solar HW:	NO	Central Vac:		Adj Total:	870308														
% Com Wall:		% Sprinkled:		Depreciation:	87901														
				Deprecated Total:	782407														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:				Juris. Factor:				Before Depr:	344.35										
Model:				Special Features:	0			Val/Su Net:	357.91										
Serial #:				Final Total:	782400			Val/Su SzAd:	357.91										
Year:				Color:															
				SPEC FEATURES/YARD ITEMS				PARCEL ID											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	026.A-0006-0017.0	
More: N				Total Yard Items:				Total Special Features:				Total:							